



**Seattle
Design
Commission**

**APPROVED
MINUTES OF THE MEETING
20 December 2001**

Greg Nickels,
Mayor

Donald Royse
Chair

Tom Bykonen

Ralph Cipriani

Jack Mackie

Cary Moon

Iain M. Robertson

David Spiker

Sharon E. Sutton

Tory Laughlin Taylor

John Rahaim,
Executive Director

Layne Cubell,
Commission Coordinator

Projects Reviewed

Ballard Public Library and
Neighborhood Service Center
SPU Creek Restoration Update
Fifth and Yesler Project
Burke Gilman Trail Extension
Commendation Letters

Commissioners Present

Donald Royse, Chair
Jack Mackie, Vice Chair
Ralph Cipriani
Cary Moon
Iain M. Robertson
David Spiker
Sharon E. Sutton
Tory Laughlin Taylor

Convened: 11:30am

Adjourned: 5:00pm

Staff Present

John Rahaim
Layne Cubell
Brad Gassman
Sally MacGregor



Department of Design,
Construction & Land Use

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20 Dec 2001 Project: Ballard Public Library and Neighborhood Service Center

Phase: Conceptual Design

Previous Reviews: 7 October 1999 (Briefing), 15 June 2000 (Master Plan Briefing), 2 November 2000 (Pre-Design)

Presenters: Peter Bohlin, Bohlin, Cywinski, Jackson
David Kunselman, Seattle Public Libraries

Attendees: Ross C. Baker, Baker Policy and Communications
Dave Boyd, Department of Neighborhoods
Mahlon Clements, Ballard resident
Sibyl de Haan, Seattle Public Libraries
Val Frye, Seattle Public Libraries
Phil Fujii, Department of Neighborhoods
Stephen Gibson, Bohlin, Cywinski, Jackson
Alex Harris, Seattle Public Libraries
Jess Harris, Department of Design, Construction, and Land Use
Davidya Kasperzyk
Linda Larson, President, Library Board
Stephen Lundgren, Ballard Civic Center Steering Committee
Robert Miller, Bohlin, Cywinski, Jackson
Melanie Reynolds, Department of Neighborhoods
Lisa Richmond, Seattle Arts Commission
Teresa Rodriguez, Fleets and Facilities
Joan Rosenstock, Executive Services Department
Cathy Tuttle, Department of Parks and Recreation
Thomas Whittemore, East Ballard Community Association

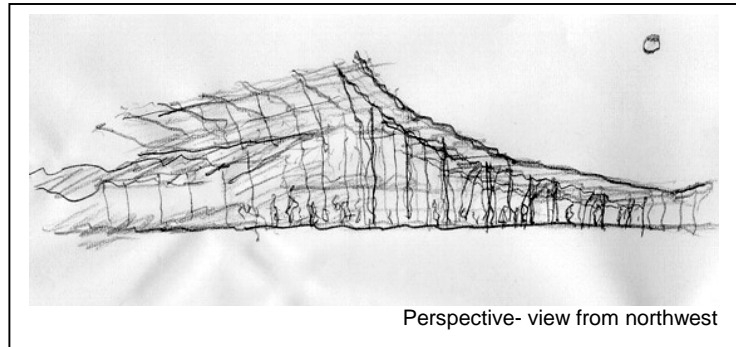
Time: 1.25 hours (SDC Ref. # 169 | DC00113)

Action: The Commission appreciates the presentation and would like to make the following comments and recommendations.

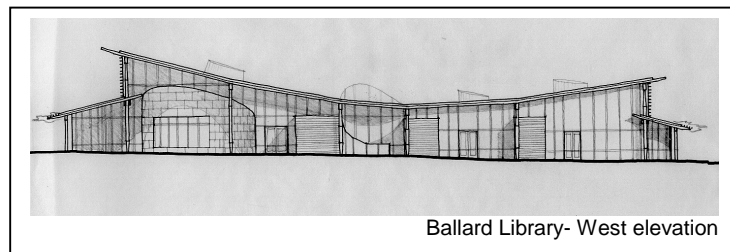
- **The Design Commission is excited about the library design, and believes that it will serve as an important neighborhood catalyst for Ballard;**
- **applauds the civic nature of the design;**
- **believes that the vertical light shafts and sloping roof represent an appropriate and engaging design parti;**
- **appreciates the possibility of a nautical expression developed as a component of the design parti, and hopes that this is represented in the material expression and details of the design;**
- **encourages the design team to explore a differentiated approach in the design of the massing and its relation to the curved wall so that it better expresses the different uses and tenants contained within the building;**
- **urges the team to clarify the relationship between the library and the neighborhood service center, and hopes that the entries and separation of these uses are reevaluated;**
- **urges the team to develop the design of the social spaces on 22nd Avenue Northwest, and improve the connections between the streetscape and the interior of the building;**

- at a future presentation, would like to see further development of the landscape design along this edge at 22nd Avenue Northwest;
- is concerned that parking spaces proposed, in excess of what is required, promotes notions of a suburban project;
- recognizes the uncertainty of U.S. Bank as a tenant in this building and the difficulty this presents in this early stage of the design process, but feels that it presents a design challenge in how to combine civic uses and commercial uses within the same building design;
- urges the team to recognize that this must be perceived as a civic place, and the potential combination of tenants cannot detract from the civic presence of the building;
- encourages the design team to present creative alternatives for the drive-through option to U.S. Bank; feels that it would detract from the civic use of the building;
- recognizing the uncertainty of U.S. Bank as a tenant and concerns with the design proposal, the Commission cannot approve the concept design at this time; and
- looks forward to reviewing this project again, once the tenant uncertainties have been resolved.

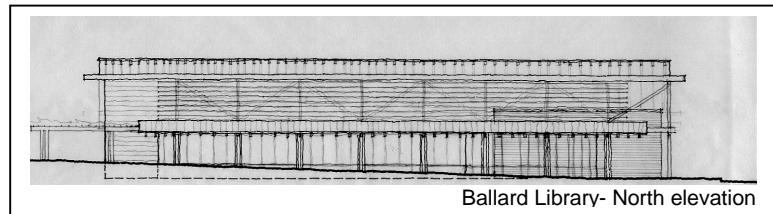
The Ballard Library will be developed as a fundamental component of the Ballard Civic Center Master Plan. The design team presented the concept design for the Ballard Library, which will be located at the west end of the block bounded by 56th Street Northwest, 57th Street Northwest, and 22nd Avenue Northwest; the site slopes to the south. The structure will house three functions; the library, approximately 15, 000 square feet, the neighborhood service center, approximately 4, 000 square feet, and the U.S. Bank branch, which is currently 6, 500 square feet. The site is 200 feet by 200 feet, and is located within an area of Ballard that is in transition. The context to the north of the site is of a smaller scale, and the edge along 22nd Avenue Northwest will be developed to promote a strong pedestrian character. The team has maximized the parking beneath the library, and there will be 78 spaces.



The design team presented extensive site analysis, noting particular challenges and opportunities. The library will address the park, which will be diagonally located across the intersection of 22nd Avenue Northwest and 56th Street Northwest. This northwest corner of the site will also house a “special condition,” to create a welcoming corner; this section of the library may contain a children’s area or multi-purpose space, with separate access during hours that the library is closed. The books must also



be protected from the south sunlight. The access drive for the parking garage will be on 56th Street Northwest, to take advantage of the low edge of the site. The 22nd Avenue Northwest elevation will be the “public face” of the building, and there will be a covered arcade along this walkway. The west elevation will also house the vertical circulation to the parking garage, and light wells to provide natural light to the parking garage. The design team plans to work with an artist to enliven this arcade.



Ballard Library- North elevation

The library will be located in the northern section of the building, the neighborhood service center will be in the middle, and the bank will be at the south end of the building. The natural light wells will be used to enliven and mark the entries. The entry vestibule on the western elevation will serve the meeting room and the library; the control desk will be located just inside this door, from which the library stacks will be visible. The service area for the library staff will be located between the stacks and the neighborhood service center. A skylight will mark the entrance to the neighborhood service center. The bank will be marked by a glazed corner, and the design of this edge of the bank has not yet been finalized. The design will incorporate a green roof system, to become an important environmental symbol for the city. Some of the columns in the library will represent the nautical theme of the neighborhood and will be spirited, similar to a mast.

The design team has explored design alternatives based on the U.S. Bank as a tenant. If the drive-through for the bank were removed, the entry on 56th Street Northwest would be narrowed, improving this edge of building. If the bank is not a tenant within the building, the neighborhood service center would have more frontage along 22nd Avenue Northwest, and would also address the corner.

Key Commissioner Comments and Concerns

- Commends the design team for the concept design, and believes that it will be a significant neighborhood catalyst for improvements.
- Encourages the team to reconsider the provision of parking spaces in excess of those required and the provision of drive-through banking. Believes that this type of suburban development prolongs reliance on the auto as the primary means of transportation. Encourages the proponents to rethink the role of the automobile. Believes that this library will be part of Ballard’s pedestrian experience.
 - Proponents stated that they were waiting to better understand the future possibilities of the U.S. Bank to define these requirements.
- Encourages the proponents not to wait for the U.S. Bank’s decision, and urges the proponents to remove the drive-through banking, recognizing that this could become a valuable public area, and may even be used to develop a public amenity, such as a rose garden for elderly.
- Commends the design team for the parti, which is wonderful on this site. Believes that the relationship between the library and the park is appropriate, as well as the distribution and arrangement of the library program. Would like to know if the design team has considered an alternative roof slope or shape that would recognize 22nd Avenue Northwest, which will become a pedestrian street.
 - Proponents stated that they have examined the possibility of a roof slope that gestures toward 22nd Avenue Northwest. Further stated that the site slopes towards the south, and

the library will be located on the north area of the site, which is the highest section of the site. Further stated that the floor levels of the library, the neighborhood service center, and the bank would be different, and this roof shape generates a powerful gesture towards the library.

- Recognizes that there are many small scale elements in the design, but is concerned that the scale of the full building is very large. Believes that there should be some modulation or transition between the different uses within the building. Believes that this middle range scale should be developed to articulate the three different uses.
 - Proponents recognized that this is an important observation, and these massing details would be addressed through further development of the design. Further stated that, through future design development, design gestures at this scale would be developed. Further stated that the skylights, of different scales, would allow natural light to enter the building, to further accentuate the different uses and entries.
- Would like to know the meaning behind the curving walls on the west side of the building. Would like the design team to explain the concept generating this gesture.
 - Proponents stated that this is the pedestrian edge of the building, along 22nd Avenue Northwest. These curved walls are meant to humanize the edges, and are used as forms to create inviting entries.
- At a future presentation, would like to see the development of the entries along 22nd Avenue Northwest. Feels that the main entry to the library is not generous enough, even though it will probably be the main drop-off area for children. Encourages the team to further articulate the main entry through the landscape design and other elements.
 - Proponents stated that the design team would be working with the landscape architect soon to develop the design of these exterior spaces.
- Urges the design team to further investigate how 22nd Avenue Northwest would be used by pedestrians and library patrons, to better understand how these exterior spaces need to be designed for these activities. Believes that there needs to be additional waiting spaces. Agrees that the size of the entry and foyer is not generous enough. Believes that there needs to be a better transition between inside and outside.
- Commends the design team for the beautiful, elegant, civic building. Encourages the team to keep the skylights playful, and hopes that these skylights are expressed within the building.
 - Proponents agreed that this is a good point.
- Would like to know if the design team has determined materials for the solids and masses of the building.
 - Proponents stated that they may be wood or metal, but these decisions have not been finalized yet.
- Believes that the boat metaphor is intriguing, and recognizes that the column thickness is suggestive of a mast, and believes that this expression and the strength of the columns would be enhanced through “guywires” and other design details.
 - Proponents agreed and stated that a structural engineer would also be working on these types of details.
- Is not convinced by the drawing of the trees along 22nd Avenue Northwest, and does not believe that

the existing conditions or building envelope would allow for the proposed landscape design on 22nd Avenue Northwest. Hopes that the landscape design is resolved and explained at a future presentation.

Key Visitor Comments and Concerns

- A representative from the Ballard Civic Center Steering Committee encourages the team to consider the future of the pedestrian circulation in this area, and states that the Ballard Community is still working to determine the future parking and street uses in this area. Recognizes the 56th Street Northwest, to the south of the library, is still a significant east-west vehicular arterial. Feels that the entry to parking access will commit the use of this street as a vehicular corridor. Would also like the design team to recognize that a drop-off on 22nd Avenue Northwest will further the use of this street as a vehicular street. Would like to see views of the building from the southwest, which will probably be a significant approach to the building. Believes that both of the public spaces, the library and the neighborhood service center, should each be at a primary corner. Would like to know if the neighborhood service center and the bank could trade locations.
 - Proponents stated that this idea would work, but should be addressed through consultation with the bank.
- A representative from the design community states that the massing of the building should be extended to the east. Feels that the trellis and the design of the southeast corner should be developed to have a stronger presence at this corner.
 - Proponents stated that the building edge would continue to the southeast corner of the site, and there would be a parking entry through this façade.
- A community representative feels that there should be a stronger connection between the neighborhood service center and the multi-purpose meeting space.
 - Proponents stated that this has been considered, and the design team recognized that this connection would change the elevation as well.
- A representative from the Department of Neighborhoods states that the co-location of a library and a neighborhood service center creates a civic center that serves common patrons. Hopes that there could be a common public entrance and further opportunities to share access and spaces. Believes that there should be more connections.

▪ **20 Dec 2001 Commission Business**

ACTION ITEMS	A.	<u>TIMESHEETS</u>
	B.	<u>MINUTES FROM 15 NOVEMBER 2001</u> - APPROVED
DISCUSSION ITEMS	C.	<u>OUTSIDE COMMITMENT UPDATES</u> - CUBELL
	D.	<u>URBAN DESIGN RESOURCE CENTER UPDATES</u> - CUBELL
ANNOUNCEMENTS	E.	<u>DESIGN COMMISSION ANNUAL RETREAT- 1/31, 9AM-2PM</u>

20 Dec 2001 Project: **Seattle Public Utilities Creek Restoration Update**

Phase: Briefing

Presenter: Chris Woelfel, Seattle Public Utilities (SPU)

Time: .75 hour

(SDC Ref. # 169 | DC00261)

Discussion Summary: The Commission thanked the proponent for the presentation and would like to make the following comments and recommendations.

- The Commission appreciates the enthusiasm of the proponent and applauds the “go lightly” approach;
- urges SPU to continue and strengthen the work with the University of Washington and hopes that this collaborative approach extends to other educational partners, including the University of Washington;
- encourages SPU, through further creek restoration, to include visible expressions of a human-made intervention and restoration, as an approach alternative to a visually “natural” restoration; and
- applauds SPU and their urban design work undertaken through these creek restoration projects.

“The Urban Creeks Legacy is Seattle Public Utilities’ (SPU) contribution to the Millennium Project, a city-wide celebration of light, water, and woods-resources that make our city one of the nation’s most desirable places to live. The Legacy consists of creek restoration and drainage projects in the city’s four largest watersheds. The projects target water quality and quantity issues such as flooding and non-point pollution; degraded habitat for salmon and other wildlife; and citizen involvement through education and outreach.” – <http://www.cityofseattle.net/util/urbancreeks/background.htm>.

Through these creek restoration projects, SPU hopes to improve the northwest character of the creeks, some of which are currently in backyards, lined with boulders, consist of a straight ditch, or suffer from erosion.

Programmatic Overview of Urban Creek Capital Projects

SPU is currently engaged in creek projects because they are the backbone of the City’s drainage system in many parts of the city. SPU needs to respond to urban drainage problems, as road runoff directed to creeks degrades the habitat quality of the creek; SPU’s mission recognizes the need to “preserve and conserve the natural environment.” SPU addresses many types of projects, some of which include fish passage projects, in-stream habitat improvements, erosion control projects, riparian corridor improvements, and detention ponds.

- The creeks need to be accessible to fishes of varying development, and often, the water in a culvert may be too shallow or the “waterfall” is too high. To address these concerns, SPU builds fish “ladders” within the creek system; these “ladders” consist of a series of waterfalls that may be built through concrete steps and rock weirs.
- The in-stream habitat is improved through the restoration of some natural elements, using gravel and refuge spaces, along the creek and banks. Sometimes, curves may be added to the creek to provide diversity and variety. Pools, boulders, plant streamside vegetation, and off-channel rest areas are also used to improve the in-stream habitat. Sometimes, SPU may also narrow and deepen the stream.

- SPU incorporates logs, with trees planted behind them, throughout some of the erosion control projects.
- SPU works to improve and enhance the riparian corridor. These upland vegetation projects may be tied to a creek project, or stand alone. SPU incorporates volunteer vegetation projects to complement this work. SPU typically incorporates the use of native plants for additional vegetation.
- Stormwater detention ponds hold back water that could cause flooding or damage habitat; the detention ponds fill quickly with rain runoff, and then empty slowly. The Meadowbrook detention pond is an example of a detention pond with wildlife habitat.

Future projects are identified through an examination of fish barriers and habitat, neighborhood plans, failing infrastructure, and community interest. SPU also partners with the Parks Department to identify future projects. When projects are identified, they are weighed against each other using various criteria, including public health and safety, failing infrastructure, legal requirements, salmon use or potential, drainage impacts, geographic equity, partnerships/ stewardship, public property, and/ or educational opportunities.

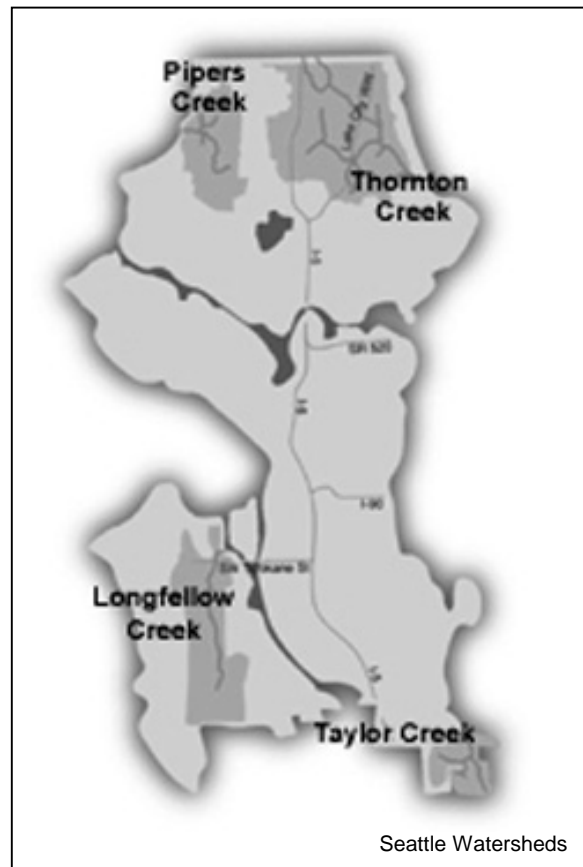
Upcoming projects include the Delridge Phase 2 habitat restoration, the Lake City Culvert Fish Passage Project, and the Jackson Park Golf Course detention ponds and stream restoration. Currently, the culvert under Rainier Avenue does not allow fish passage; this must be replaced. The West Seattle Golf Course fish passage project will replace the current dam, built in the 1930's and the pipes under the roadway.

Projects are monitored and maintained through annual summer monitoring, routine inspections after large storms, and maintenance agreements with the Parks Department. As-needed repairs are also completed to ensure that projects are in place and functioning.

There are also many partners involved in these creek restoration projects, including creek citizen groups, youth training workshops, the Parks Department, and creek stewards and volunteers.

Key Commissioner Comments and Concerns

- Feels that gabion baskets should be used more often, to control erosion.
- Would like to know if youth groups and other youth volunteers are involved in the creek restoration.
 - Proponent stated that youth volunteers do not always work with SPU on capital projects. It is difficult to get volunteers to work on CIP creek restoration projects, but the youth volunteers can work with SPU on maintenance efforts.
- Hopes that the University of Washington (UW) is listed as a partner. Recognizes that UW has



collaborated with SPU before, and it has always been a wonderful experience, and there should be further positive interaction.

- Proponent stated that SPU is working with the UW Landscape Architecture department, and works with Kristina Hill, Associate Professor.
- Would like to know if the deep, huge ravine on the north side of Queen Anne would be addressed through the creek restoration project.
 - Proponent stated that this creek does not direct extensive amounts of runoff, and does not drain into Puget Sound. This ravine may be improved with plantings and ivy.
- Applauds SPU for these amazing projects and efforts. Is concerned that the definition of a “good” project is too narrow. Recognizes that SPU hopes to restore every creek as if it were not touched by humans in any way. Believes that the creek restoration projects should reflect human intervention in addition to nature, so that people may recognize that they can improve environmental problems they have caused. Believes that the creek restoration projects should express the dynamic relationship between nature and civilization.
 - Proponent recognized that this is another approach to these types of projects. Further stated that these projects are typically approached through a desire to create a natural expression.
- Believes that there should be some “abnormal” signal, for people to recognize that the creek should be explored. Believes that, otherwise, people will assume that it is nature and they might not explore these creeks and experience the restoration project.
- Agrees that this region overemphasizes the “natural.” Recognizes that in other cultures, human-made artifacts in the environment are recognized as well.
- Believes that partnership and stewardship in the creek restoration projects is important, so people can understand their role in the restoration project. Feels that there should be an educational component in the restoration.
- Hopes that the creek restoration projects work ecologically. Recognizes that ivy and blackberries are both harmful and should be removed.
- Would like to know the extent of the public information provided in relation to these projects. Would like to know if SPU provides information through these partnerships. Would like to know if SPU works with Seattle Public Schools.
 - Proponent stated that another SPU staff member maintains these partnerships full time. Further stated that the Longfellow Creek movie played prior to main features at West Seattle’s Admiral Theater during the summer, complemented by a kiosk. Further stated that there were music festivals.
- Would like to know if SPU considers the redirection of storm drain runoff and opportunity for creek rescue, as a long-term solution to the overburdened storm drain systems.
 - Proponent stated that a creek might drain into a sewer, which is directed to a treatment plant. Alternatively, a creek may be directed to a storm drain or pipe that directs the water to Puget Sound.
- Recognizes that, ninety-nine percent of the time, the storm drain system operates as a stream or

creek, especially during heavy storms.

- Proponent recognized these different conditions, but stated that there are technical considerations, such as sewage treatment intercept lines, for which these conditions would not be considered creek restoration projects. Also, these systems typically do not contain fish.
- Is delighted that SPU is presenting this type of project to the Design Commission. Believes that creeks are an important part of the public realm, and commends SPU for working on this type of urban design project.

20 Dec 2001 Project: Fifth and Yesler Project

Phase: Street and Alley Vacation

Previous Reviews: 15 June 2000 (Staff Briefing), 3 August 2000 (Street and Alley Vacation Briefing), 19 October 2000 (Follow-Up Briefing), 6 September 2001 (Street and Alley Vacation Briefing)

Presenters: Tom Berger, The Berger Partnership, Landscape Architects

Attendees: Rick Deno, Sclater Partners Architects
 Jim Light, Martin Selig Real Estate
 Guy Michaelson, The Berger Partnership, Landscape Architects
 Pete Parker, Martin Selig Real Estate
 Jay Reeves, Sclater Partners Architects
 Scott Roberts, Seattle Transportation
 Marilyn Senour, Seattle Transportation

Time: 1 hour (SDC Ref. # 170 | DC00168)

Action: The Commission appreciates the presentation and would like to make the following comments and recommendations.

- **The Commission appreciates the team's attempt to identify a true public benefit, off-site;**
- **continues to support the concept of proposing off-site benefits as part of the public benefits proposed for these vacations;**
- **believes that the Harborview Overlook/ Viewpoint site does have potential, but it requires significant reorganization of the spaces and uses and is not convinced that improvement of existing landscape and other surfaces would be sufficient to improve this site;**
- **is concerned about certain spatial characteristics of the site and would look for the following improvements:**
 - **believes that, through the design proposal, the site must be considered perceptually accessible and defensible;**
 - **urges the team to improve the connections to Ninth Avenue at Jefferson Street and Alder Street;**
 - **encourages the team to propose a permeable and porous edge to the park, with improved access to the entire surface area of the park;**
- **at a future presentation, would like the team to present the proposed program of the space, and the means by which this program would be implemented;**
- **reminds the proponent that upkeep and maintenance of this public amenity would be important as the public amenity must remain in perpetuity; and**
- **encourages the team to work with the King County Public Art Program to determine the future of the existing piece of public art.**

The Commission reviewed the proposed street and alley vacations for the west portion of Terrace Street, the southeast corner segment of Fifth Avenue, the southwest corner segment of Alder Street, and the alley between Yesler Way/ Alder Street, and Terrace Street. The Commission recommended approval of the proposed street and alley vacations with the condition that appropriate public benefits be provided.

The Commission recommended that an additional benefit be provided in a location that is truly public, and that represents a new amenity for public use, rather than an improvement of an existing facility or program.

The project team has been working to identify an appropriate off-site improvement, due to the nature of the vacation. The team presented the response to the request for these benefits beyond the site, and responded to the needs of the surrounding neighborhoods and other opportunities in the area.

The team identified Harborview Hospital's overlook park, which is an area west of the hospital, and is approximately 39,000 square feet. The planted area to the north of the parking garage is thirty years old, and has been neglected. Funds have not been budgeted for maintenance or improvements. The space is currently not used, but could provide a significant opportunity for hospital employees, hospital visitors, or residents of the neighborhood. While this area is adjacent to I-5, which is very noisy, there are some areas in the park that would be very tolerable.

The team presented many suggestions to improve this public amenity. The connection between this overlook and Ninth Avenue needs to be improved along Jefferson Street or Alder Street. The team proposed replanting some of the existing vegetation, and improved lawn planting. Some of the existing planted areas and trees at the south edge of the park are of good quality and should be retained. The design team proposed a covered area for the northern area of the park, recognizing that this would encourage all-weather enjoyment. There could also be a tile path from this north edge to Ninth Avenue, to encourage the public to enter the park. There is an existing public art piece in the park; the design team would like to work with the artist to ensure that the piece also becomes an improvement for the park. The Fifth and Yesler project owner would also become a steward for the park, helping to ensure that the lawns are mowed and the plants are maintained.

These improvements would help to ensure that the planning goals of Harborview, improvement of open space and views, are achieved. The team recognized that this area was not even discussed in a recent neighborhood charrette, and without this proposal, these improvements would probably not be funded by the City of Seattle, King County, or Harborview. Currently, King County owns the park, which is considered a regional facility.

Key Commissioner Comments and Concerns

- Would like to know if the team has considered even more aggressive changes to the design of the park, recognizing that it is not used now. Would like to know if the team has considered a reconfiguration of the uses or geometry within the park. Is concerned that this proposal primarily consists of landscape improvements. Is not convinced by the changes shown in the "before" and "after" pictures. Is not convinced that the design, represented by the "after" pictures, truly represents an inhospitable space that has become a hospitable space.
 - Proponents stated that they hope to take advantage of the improvements of this space to create an eighteen to twenty-four hour, all-season facility. Further stated that there are some concerns about the existing structural slab that must be considered. Further stated that the current park is ADA accessible. Further stated that the design team has not fully developed the design proposal, representing the range of design alternatives, as the team is waiting to determine whether or not this is a viable proposal as a public benefit. Proponents further stated that they have not approached Harborview Medical Center to determine whether or not this may be implemented. After the team has determined whether or not this is an appropriate direction, the design team would begin to establish a program, and the particular changes need to address the shortcomings of this space.

- Believes that this space is unsuccessful because it is a dead-end space, and there are no “eyes” watching this space. Believes that this space would be considered usable if there were multiple exits.
 - Proponents stated that there are “eyes” and extensive visibility from the north edge. Further stated that the circulation around the building moves around this space, and the public parking area is on the west of the building, near the site.
- Agrees with the previous comment, referring to Cabrini Green, an example of housing project whose social spaces typically do not work at all. The “eyes” on these social spaces are similar to the edges of the Harborview Park overlook.
- Believes that this space is an edge, along the highway, which has lead to its deterioration. Does not believe that improved landscaping would solve the problems of this space.
- Is concerned that the Harborview overlook would never become “owned” space.
- Recognizes that there are many wonderful spaces with only one exit, and they are still successful.
- Would like the design team to explain other examples they have examined.
 - Proponents stated that they have also examined street ends with smaller populations.
- Agrees that the design team must resolve some concerns beyond re-landscaping improvements. Recognizes that a public benefit does not have to serve the entire population, and this space would serve the hospital employees. Feels that this project, as a true public benefit, should fundamentally address some the design components of this area. Agrees that there must be a strong connection to Ninth Avenue.
- Believes that the connection to Ninth Avenue should be more significant than blue tile.
 - Proponents stated that this presentation was not meant to convince the Commission of the design of this space, but was meant to determine whether or not the Commission would consider this an appropriate space and public amenity.
- Encourages the team to significantly restructure the design of the overlook park. Believes that there should be significant improvements to the entry and exit of the park.
 - Proponents stated that, before significant design changes are proposed, the design team must understand the implications of the new loads on the existing structure.
- Believes that this discussion places the design consultants in an awkward position, because the Commission is asking for something beyond that which can be accomplished at this site. Feels that the Commission should consider the needs and interests of those who use this facility daily and for medical services, as well as the interests of the general public. Believes that the Commission is placing requirements on this project that elevate the project to a level of complexity and cost beyond what is presented as the improvements for a public benefit.
 - Seattle Design Commission staff clarified that this is not a design proposal, but the proponents are hoping to determine whether or not this site is worthy of investment as a true public amenity.
- Believes that if the conditions for the design and the design principles for this space were stated and explained, the design team would be able to address these conditions to make this space work.
 - Proponents stated that it has been difficult for the team to identify a space with so many

opportunities to become a truly public space.

- Recognizes that the hospital employees and hospital visitors would need an area for respite. Believes that this could become a hospitable space for these users.
 - Proponents agreed and stated that the design would require a transparent edge along the street behind Harborview, facing the overlook park.
- Believes that there is potential for low-cost, whimsical solutions. Encourages the team to work with an artist.
- Recognizes that this is abandoned space, and cannot be ignored. Does not believe that public sector services and improvements should be reduced, as this might result in a reduction of improvements proposed by the private sector. Believes that there should be public/ private responsibility for this space. Urges the team to explore the issues of programming, and examine the possibility of unloading the structure; does not believe that the full program must be located at this area. Believes that the park should recognize the needs of the immediate users, the hospital employees.
 - Proponents agreed and stated that this should be a space for repose and provide an opportunity for decompression. Further stated that the space should be more passive.
- Believes that the site is in a fantastic location, even if it is in an isolated location, and there is potential for its improvement as a public space. Feels that the park will require major redesign and restructure to realize this success.

Key Visitor Comments and Concerns

- A representative from Seattle Transportation (SeaTran) stated that this proposal is unusual, as off-site public benefits are usually proposed for areas in which public improvements would not be fully appropriate, as in industrial areas, for example.

20 Dec 2001 Project: **Burke Gilman Trail Extension**

Phase: Briefing

Previous Reviews: 5 August 1999 (Briefing)

Presenters: Scott Roberts, Seattle Transportation
Amy Yamabe, Seattle Transportation

Time: .75 hour (SDC Ref. # 169 | DC00081)

Action: The Commission appreciates the presentation on this expansion of the Burke-Gilman Trail and would like to make the following comments and recommendations.

- The Commission supports Seattle Transportation's (SeaTran) efforts to expand bicycle and pedestrian trails throughout the city;
- recognizes the difficulty the proponents face, as they try to weave the trail throughout the existing urban fabric;
- urges the proponents to retain existing vegetation and try to incorporate the vegetation into the desired path profile or a revised path profile, rather than introducing new vegetation; and
- would like to discourage SeaTran from removing existing paving to introduce landscaping, as this soil would not be acceptable for new vegetation.

This Burke-Gilman Trail extension project will extend this trail from the Ballard Locks to Northwest Sixtieth Street. The construction of this section will be in 2002. The missing segment of the trail, between Eleventh Avenue and the Ballard Locks, will be planned in the future. The ideal cross-section for the trail adjacent to the roadway includes six feet of landscaping, five feet of sidewalk, ten feet for bicycles, and five feet of landscaping. Due to the changing context of this project, throughout the proposed extension, some sections will require the elimination of landscaped areas.

The existing curb at the Ballard Locks would remain, while some of the existing parking for the Locks would be lost. The landscaped edges would continue north, beginning at the intersection at 32nd Street Northwest. The trees along the trail adjacent to the Hiram's Restaurant parking lot would be removed. The landscaped edge would also be removed at the Burlington Northern tracks intersection, as they are not allowed at railroad abutments. Beyond this intersection, further west, the landscaped edge would begin and continue. Further west, the right-of-way is unimproved and the construction of the trail improvements would include some grading improvements. This phase of construction would end at the intersection of Seaview Avenue Northwest and Sixtieth Street Northwest, and this intersection would be reconfigured; the railroad crossing signals would be relocated. At this location, the trail would cross the street and continue along the railroad tracks.

Key Commissioner Comments and Concerns

- Is concerned that the trees adjacent to the Hiram's Restaurant parking lot "must be removed." Would like to know if Seattle Transportation (SeaTran) examined rearrangement of the trail. Hopes that the London Plain trees are retained.
 - Proponents stated that SeaTran has examined this type of solution. Further stated that, at this segment of the trail, SeaTran had to buy an easement from the property owner. Further stated that the trail could not be reconfigured, as SeaTran prefers a consistent

path.

- Does not believe that healthy, acceptable trees should be replaced with small shrubs. Believes that the industrial areas should be celebrated. Does not believe the full path should be planted, if it is not appropriate.
 - Proponents stated that they have examined the possibility of relocating the trees, but the Parks Department and SeaTran have not been able to find a home for these trees.
- Would like to know if the team examined the possibility of retaining the trees by removing the landscaping along the street. Believes that the trail is more of a concept than an object or product. Believes that if City departments continue to propose these types of solutions, the landscape will never have an opportunity to mature.
 - Proponents state that the pedestrians could be on one side of the landscape, and the trail could be located on the other side of the existing trees. Further stated that there must be a clear distance between the trail and the cars, and this is the role of the landscape buffer.
- Would like to know the status of Burke-Gilman trail to the east of this segment.
 - Proponents stated that SeaTran is examining the possibilities for this section of the trail. Further stated that there are some property owners that object to the trail in this area, as there are many heavy industrial uses in this area, that might conflict with the bicycle trail.

20 Dec 2001 Project: Commendation Letters

Presenters: Don Royse, Chair, Seattle Design Commission
Paul Schell, Mayor

Time: 1 hour (SDC Ref. # 169 | DC00259)

The Seattle Design Commission hosted a commendation letter ceremony to acknowledge seven exceptional projects reviewed by the Commission in the past two years. The projects showcase a wide range of design solutions that enrich the public realm and demonstrate innovation, benefiting the people of Seattle.

The following projects were commended for the following attributes:

Growing Vine Streets

- Cities have a habit of hiding the natural processes that take place within them, going to great lengths to mask urban ecosystems. Growing Vine Street brings these systems back into plain view, educating the public on the natural environmental systems in urban areas
- Growing Vine Street exemplifies a community-based planning process wherein great pains were taken to develop clear and cogent design principles that would endure through all phases of implementation
- Phase I – Cistern Steps gives evidence of a complete and truly integrated design team, bringing together the disciplines of architecture, landscape architecture and public art

SEA Streets

- An alternative street designed to function more like an undeveloped ecosystem by incorporating drainage swales in lieu of curbs, a narrow curving street instead of straight roadway, and on-street parking pockets
- its cross-departmental coordination and bold step outside typical residential street design, which makes it an exceptional pilot project
- a community-based initiative that demonstrates the exciting potential for neighborhood-based environmental stewardship and public education in its very design

Central Library

- a program driven solution that investigates the role of the public library in 21st century
- a distinctly modern and civic structure that blurs the boundaries between indoor and outdoor space, celebrates color, and welcomes the public with generous entries and clear circulation routes that extend all the way through the building
- demonstrating cutting edge design, with a bold urban statement, massing that responds to the topography and materials that respond to the climate

Fisher Festival Pavilion

- Seizing on the opportunity to reshape public open space at Seattle Center with a clear and cogent building and landscape design statement that responds to its context and successfully blurs indoor and outdoor space
- giving evidence of a complete and truly integrated design team, bringing together the disciplines of architecture and landscape architecture

Immunex Helix Pedestrian Bridge

- a distinctly modern and elegant signature bridge that is civic in its purpose and expression, and enjoys a prominent waterfront location
- demonstrating cutting edge design; as a structural steel arch bridge, it makes a bold inventive statement on biotechnology in its reference to the double helix and spare expression of a complex mix of symmetrical and asymmetrical elements
- responding to its context and pedestrian needs by providing an important link from Elliot Avenue and Lower Queen Anne to Elliot Bay Park, and enhancing the pedestrian experience along the waterfront

McCaw Performance Hall

- a dynamic new entry sequence, transparent façade, animated fly loft and other improvements to expand and modernize the building as a fine performance hall, allowing it to serve as a 21st century civic structure
- The focus on improved circulation which includes renovations to the sky bridge connecting to the parking garage, the relationship of the redesigned main entry to both the street and the interior plaza at Seattle Center and seizing on the opportunity to redesign Mercer Street as a “theater corridor” with colored lighting, a contre allee to separate passenger loading from vehicular flow; and streetscape landscape and furnishings
- giving evidence of a complete and truly integrated design team, bringing together the disciplines of architecture and landscape design

Roxhill Park Bogs

- An ecologically sensitive design that redefines parkland in the 21st century by focusing on natural habitat restoration
- an exceptional restoration effort, exploring the phased cultivation of a bog in a suburban park context, which will improve water quality at the headwaters of Longfellow Creek and enhance salmon habitat
- a community-based initiative that demonstrates the exciting potential for stewardship and public education in its very design